

58216

MT 1160
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ANDREW HODER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN D. HOWARD and DOROTHY T. HOWARD, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 21 in Block 16, Klamath Falls Forest Estates, Highway 66 Unit, PLAT #1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Recitals as contained in plat dedication.
2. Covenants, conditions and restrictions imposed by instrument recorded July 12, 1963 in Volume 346, page 473.
3. Assessments of Klamath Recreational Association as set forth in the Declaration referred to in instrument recorded July 12, 1963 in Volume 346, page 473.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above and apparent upon the land,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,750.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of OCTOBER, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
BARBARA J. PLUNKETT
PRINCIPAL OFFICE IN
NOTARY PUBLIC CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires August 6, 1980

STATE OF OREGON, CALIFORNIA

County of San Bernardino } ss.
October 18, 1978

Personally appeared the above named
Andrew Hoder

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, the undersigned authority, on this day personally appeared BARBARA J. PLUNKETT, known to me to be the Principal Office in Notary Public for Oregon, California, My Commission Expires August 6, 1980.

STATE OF OREGON, County of _____ ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

ANDREW HODER
247 MICHIGAN ST
REDLANDS CA 92373
GRANTOR'S NAME AND ADDRESS

After recording return to:

John D. & Dorothy T. Howard
311 College Lane
Thibodaux, La. 70301
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of November, 1978, at 11:22 o'clock A.M., and recorded in book M78 on page 25426 or as file/reel number 58216

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernice Schuch Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY

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